

AMENDED IN ASSEMBLY APRIL 7, 2015

CALIFORNIA LEGISLATURE—2015–16 REGULAR SESSION

ASSEMBLY BILL

No. 694

Introduced by Assembly Member Rendon

February 25, 2015

An act to ~~amend Section 30620.2 of~~ *add Sections 31124 and 31125* to the Public Resources Code, relating to coastal resources.

LEGISLATIVE COUNSEL'S DIGEST

AB 694, as amended, Rendon. ~~California State Coastal Commission: fees: Conservancy: low-cost accommodation: accommodations.~~

Existing law establishes the State Coastal Conservancy with prescribed powers and responsibilities for implementing and administering various programs intended to preserve, protect, and restore the state's coastal areas.

This bill would require the conservancy to develop, subject to the availability of funding, a program to assist, by loan or grant, private low-cost accommodations to meet their operation and maintenance needs in exchange for an easement or other legally binding instrument that protects the public benefit of the facility continuing to provide low-cost accommodations. This bill would create the Low-Cost Accommodations Program Account in the State Coastal Conservancy Fund and provide that moneys in the fund are available upon appropriation by the Legislature to fund this program.

This bill would require the conservancy, in consultation with the California Coastal Commission, the Department of Parks and Recreation, and other relevant coastal public landholders, to develop a document containing a list of potential low-cost accommodations projects in each region of the coast and information on grant or loan

programs. This bill would require the conservancy to provide the document to the commission and would require the commission to provide the document to local governments with local coastal programs. This bill would require the commission to refer to the list of potential low-cost accommodations projects, as prescribed.

~~The California Coastal Act of 1976 requires the California Coastal Commission to implement and administer various coastal protection programs in the state, and requires any person undertaking development in the coastal zone to obtain a coastal development permit issued by the commission in accordance with prescribed procedures. Existing law requires a person receiving a coastal development permit or certificate of exemption for development on a vacant lot within an area designated pursuant to certain provisions to pay an “in-lieu” public access fee, for deposit into the Coastal Access Account. Existing law authorizes money in the account to be available, upon appropriation, to the State Coastal Conservancy for grants to public and nonprofit entities for development, maintenance, and operation of new or existing facilities that provide public access to the shoreline of the sea.~~

~~This bill would authorize “in-lieu” public access fees in the account to be made available, upon appropriation, to the commission for purposes of retaining and developing low-cost accommodations, as defined, along the coast by providing low-interest loans and entering into cost-sharing agreements for the renovation of those facilities.~~

~~The bill would also declare the intent of the Legislature to enact legislation to authorize the California Coastal Commission to accept conservation easements for purposes of low-cost accommodations in the coastal zone that would provide tax advantages to the property owner in return for the loss of development rights.~~

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 31124 is added to the Public Resources
- 2 Code, to read:
- 3 31124. (a) The conservancy shall develop, subject to the
- 4 availability of funding, a program to assist, by loan or grant,
- 5 private low-cost accommodations to meet their operation and
- 6 maintenance needs in exchange for an easement or other legally

1 *binding instrument that protects the public benefit of the facility*
2 *continuing to provide low-cost accommodations.*

3 *(b) The Low-Cost Accommodations Program Account is hereby*
4 *created in the State Coastal Conservancy Fund. Moneys in the*
5 *account shall accrue interest and be available, upon appropriation*
6 *by the Legislature, to fund the program developed pursuant to this*
7 *section. The conservancy may accept and deposit in the account*
8 *funds from public and private sources.*

9 *SEC. 2. Section 31125 is added to the Public Resources Code,*
10 *to read:*

11 *31125. (a) The conservancy, in consultation with the*
12 *commission, the Department of Parks and Recreation, and other*
13 *relevant coastal public landholders, shall develop a document*
14 *containing a list of potential low-cost accommodations projects*
15 *in each region of the coast and information on grant or loan*
16 *programs. The document shall include, but not be limited to, the*
17 *following:*

18 *(1) Specific projects that will increase low-cost accommodations*
19 *at state parks in the coastal zone consistent with recommendations*
20 *by the Parks Forward Commission.*

21 *(2) Information on grant programs at the conservancy that assist*
22 *public agencies and nonprofits in providing low-cost*
23 *accommodations in the coastal zone.*

24 *(3) Information on the program developed pursuant to Section*
25 *31124.*

26 *(b) The conservancy shall provide the document developed*
27 *pursuant to subdivision (a) to the commission. The commission*
28 *shall refer to the list of potential low-cost accommodations projects*
29 *as options for mitigation when considering coastal development*
30 *permits that impact the availability of low-cost accommodations*
31 *and when considering how to expend prior commitments of*
32 *“in-lieu” public access fees. The commission shall provide the*
33 *document to local governments with local coastal programs.*

34 ~~SECTION 1. Section 30620.2 of the Public Resources Code~~
35 ~~is amended to read:~~

36 ~~30620.2. (a) The Coastal Access Account is hereby created in~~
37 ~~the State Coastal Conservancy Fund. The money in the account~~
38 ~~shall be available, upon appropriation by the Legislature in the~~
39 ~~annual Budget Act, to the State Coastal Conservancy for grants to~~
40 ~~public agencies and private nonprofit entities or organizations for~~

1 the development, maintenance, and operation of new or existing
2 facilities that provide public access to the shoreline of the sea, as
3 defined in Section 30115. Any grant funds that are not expended
4 for those purposes shall revert to the account.

5 (b) (1) Notwithstanding subdivision (a) and Section 30610.3,
6 “in-lieu” public access fees deposited in the account pursuant to
7 subdivision (e) of Section 30610.3 may be made available, upon
8 appropriation, to the commission for purposes of retaining and
9 developing low-cost accommodations along the coast by providing
10 low-interest loans and entering into cost-sharing agreements for
11 the renovation of these facilities.

12 (2) For purposes of this subdivision, “low-cost accommodations”
13 means a facility that offers affordable accommodations for less
14 than seven days, not including camping, in the coastal zone.

15 SEC. 2. It is the intent of the Legislature to enact legislation
16 that would authorize the California Coastal Commission to accept
17 conservation easements for purposes of low-cost accommodations
18 in the coastal zone that would provide tax advantages to the
19 property owner in return for the loss of development rights.